

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



6 Dunrobin Street, Dresden, Stoke-On-Trent, ST3 4NA

£600 PCM

- Ready To Move Into!
- A Very Special House
 - Two Bedrooms
- UPVC Double Glazing
- Available Now!
- Fully Fitted Kitchen
- Upstairs Bathroom
- Combi Boiler For Central Heating

READY TO LET AND AVAILABLE NOW!

Two bedrooms and an upstairs bathroom! Visit our virtual tour on Rightmove or Zoopla and you'll soon see how special this house is!

Ready to move into, tastefully decorated and featuring an open archway from the dining room into the fully fitted kitchen as well as two bedrooms and an upstairs bathroom with a white suite and shower over the bath.

The house has UPVC double glazing throughout, gas central heating from a combi boiler, on street parking at the front and a larger than average patio/yard area at the back.

To find out more about the property or for more information on the application process, please visit our website. You can request an application form by e-mailing us with the names of everyone over the age of 18 who will be applying and their e-mail addresses.



GROUND FLOOR

LOUNGE

11'10" x 11'7" (3.61 x 3.53)

UPVC double glazed front door and UPVC double glazed window with fitted venetian blind, curtain pole and curtains. Radiator. Living flame effect electric 'log burner' style fire. Light fitting.

DINING ROOM

14'9" x 12'0" (4.50 x 3.66 (4.49 x 3.65))

Fitted carpet. Double radiator. UPVC double glazed window with curtain pole and curtains. Light fitting. Feature illuminated shelving. Stairs leading to the first floor and an open archway leading to the...

FULLY FITTED KITCHEN

12'8" x 5'9" (3.86 x 1.75)

Tiled floor and part tiled walls. Range of wall cupboards and base units in a pale timber effect finish together with integrated electric hob, filter hood and under oven. Plumbing for washing machine. Radiator. UPVC double glazed window with fitted venetian blind. UPVC double glazed rear door. Extractor. Spotlight fitting. Gas fired combi boiler for central heating and hot water.

FIRST FLOOR

LANDING

Proper landing with fitted stair and landing carpets. Access to the loft.

BEDROOM ONE

11'10" x 11'8" (3.61 x 3.56 (3.60 x 3.55))

Fitted carpet. Double radiator. UPVC double glazed window with fitted venetian blind, curtain pole and curtains. Light shade.

BEDROOM TWO

11'10" x 7'6" (3.61 x 2.29 (3.60 x 2.28))

Fitted carpet. Double radiator. UPVC double glazed window with curtain pole and curtains. Light shade.

BATHROOM/WC

8'4" x 7'2" (2.54 x 2.18)

Very smart indeed. Tiled floor and part tiled walls. White suite featuring a panelled bath with shower over, wash basin and low level wc. Double radiator. Extractor.

OUTSIDE

Large yard/patio area at the rear.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



CONDITIONS OF LET

- * Smoking: No Smoking is permitted in the Property
- * Pets: If you have a pet or are considering having one during the course of the tenancy, it will be at the Landlord's discretion as to whether this will be accepted so you should advise us of this prior to application. Please note the Landlord may wish to ask for a higher rental amount than advertised if they accept a pet.
- * Financial: You will be required to have a gross (before deductions/outgoings) monthly income of at least 2.5 times the rent e.g. if the monthly rent is £500, then you will need to have a monthly income at least £1,500. You will also be required to pay the rental amount monthly and in advance. If you are unable to meet these financial requirements, then you should advise us prior to application as it will be at the Landlord's discretion as to whether you will be accepted. If you are in employment, you must have been employed in your current job for at least six months, if you are self-employed we will want to see 6 months of bank statements to show your income or if you are in receipt of benefits, we will need to see confirmation of the benefits received and the amounts being paid to you.

WHAT IT WILL COST

PRIOR TO MOVING IN:

- * One month's rent due on move in
- * Deposit - the deposit is the equivalent of 5 weeks rent and is due on move in
- * Holding Deposit - the holding deposit is the equivalent of one weeks' rent and is due at the point an application is accepted and a let agreed. The holding deposit will be deducted from the monies due on move in.

DURING A TENANCY:

- * Payment of £50 if you want to change the tenancy agreement
- * Payment of reasonable costs incurred for replacement keys/security device if lost by you during the tenancy
- * Payment of any unpaid rent or other reasonable costs associated with any early termination of your tenancy
- * Payment of all services i.e. gas, electricity, water, television licence, council tax, telephone, broadband and installation/subscription charges for cable/satellite to the provider of that service if permitted and applicable
- * Any other permitted payments not stated above which are entitled to be claimed under relevant legislation including contractual damages.

TENANT PROTECTION

Austerberry is a member of Propertymark's Client Money Protection (CMP) Scheme, which is a client money protection scheme, and also a member of the Property Redress Scheme, which is a redress scheme. You can find out more details on our website or by contacting us directly.

TO APPLY

For more information on the application process, please visit our website. You can request an application form by e-mailing lettings@austerberry.co.uk with the names of everyone over the age of 18 who will be applying and their e-mail addresses.

PLEASE NOTE

- * These lettings particulars have been prepared as a general guide and are not to be relied upon as part of the contract for let.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.

MATERIAL INFORMATION

Rent - £600pcm
Deposit - £692
Holding Deposit - £138
Council Tax Band - A
Minimum Rental Term – 6 months

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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